



**FORT MYERS BEACH TOWN COUNCIL
TOWN HALL – COUNCIL CHAMBERS
2523 ESTERO BOULEVARD
FORT MYERS BEACH, FLORIDA 33931**

MINUTES

WORK SESSION

Monday, November 7, 2011

I. CALL TO ORDER

Mayor Kiker called to order the November 7, 2011 Meeting of the Town Council at 2:00 p.m. Present along with Mayor Kiker: Vice Mayor Raymond, Council Members Kosinski, List, and Mandel; Also Present: Town Manager Stewart, Public Works Director Lewis, Community Development Director Fluegel, and Town Clerk Mayher

II. PLEDGE OF ALLEGIANCE

III. COMMUNITY DEVELOPMENT VISIONING

A. Presentation by LaRue Planning & Management Services, Inc.

Community Development Director Fluegel explained that staff would review the summary results from the public input gathered at the Visioning Workshops which had been held in June and July. He noted the Town hired consultants, LaRue Planning and Management Services Inc., to start the Town's Evaluation and Appraisal Report of the Comprehensive Plan and to facilitate the workshops that would help identify major issues faced by the Town as well as goals, objectives, and policies that needed to be revised in the Comprehensive Plan. He mentioned there were four main topics during this process – transportation, community character, natural resources, and infrastructure. He added that LaRue Planning summarized the results from the sessions, surveys, and on-line surveys; and identified proposed amendments to the Comp Plan in a detailed report provided to the Town at the end of September 2011, and a presentation summarizing the report was provided to the LPA on October 11, 2011. It was noted that LaRue also provided an updated legislative issues.

Mr. Jim LaRue, LaRue Planning and Management Services, Inc., summarized the visioning processes which were conducted to assist in updating the Comprehensive Plan; and reported there was a great response and attendance at the two Visioning Workshops by the residents. He briefly discussed the results of the information garnered from the public which emphasized He mentioned the transportation (traffic, pedestrian and bicycle safety), community character, natural resources, and infrastructure. Mr. LaRue's presentation consisted of a description of how the workshops were conducted and a review of the "Vision Our Town – The Results" which was a summary report outlining the input received at the Visioning Sessions that included comments on items such as:

- ‘Keep it funky’; protect residential from commercial; Town Hall questions; consolidation of public facilities; protection of natural resources – water quality; infrastructure – bridge widening, transportation, parking improvements, and ‘streetscaping’; sewer and water improvements; types of facilities, etc.

He continued his presentation of the data collected from the Visioning Sessions, and reviewed recommended changes to the Comprehensive Plan based on the outcome statements that had received a ‘super majority’. He explained how they based the recommendations on the input received and what seemed the most pressing in terms of Comprehensive Plan changes. He noted the page on legislative changes, and reported the Town was now permitted to changes to the Comp Plan under the Expedited Review Process. He mentioned the comparison results to a previous Evaluation and Appraisal Report regarding the use of a roundabout.

Council Member Mandel noted his concern regarding the 160 survey responses which seemed to be about 2% of the population, and hoped more work could be done over the next few months to garner additional public input.

Community Development Director Fluegel noted the policy recommendations in the back of the Report served as a starting point for a conversation that staff would initiate with the Town Council and the LPA. He added there was still additional analysis work to be done by staff.

Discussion was held regarding the need to obtain more input from the residents; and Director Fluegel noted it was his intention to conduct additional public workshops during season.

Council Member List asked if the Town’s advisory boards would be involved during this process when matters dealt with the work the board performed.

Community Development Director Fluegel responded in the affirmative. He explained his thoughts regarding the next step in the process which would be meeting with the various stakeholders and the community.

Discussion ensued regarding the next steps in the visioning and EAR process; stakeholder group meetings; and how to keep Council informed during the process.

Town Manager Stewart reviewed the visioning and EAR process as viewed by the State.

Discussion continued regarding data collection and analysis, next steps in the visioning and EAR process, obtaining sufficient public input, and how information and policy recommendations would be presented to Council.

Mayor Kiker explained his preference for statistical validation.

Community Development Director Fluegel explained how the on-line survey results were protected so that there would be no duplicate entries.

Town Manager Stewart discussed how there was still much work for staff to conduct for the visioning and EAR processes; and noted the presentation was basically an update on the matter for Council.

Discussion was held concerning the survey results, if the responses represented a cross-section of the residents, a preference to obtain a higher percentage rate of responders, survey questions to be presented to the LPA, and future meetings with stakeholders and various other groups.

IV. WATER UTILITY ADMINISTRATIVE MANGEMENT SERVICES

Town Manager Stewart noted staff had provided the Council with information related to modifying the administrative and operations management within the potable water utility distribution system. He noted that the potential cost savings was an estimate.

Council Member Mandel reviewed previous highlights regarding the water utility administrative management services by Woodard & Curran. He explained how he investigated the matter and believed the work could be done in-house for less money.

Town Manager Stewart reviewed the information included within the rectangular box on the bottom of the page "*Fort Myers Beach Potable Water Utility – Beach Water, Fiscal Year 2012 Budget Proposal, Administrative Expenses*", and how it could change the estimated savings.

Mayor Kiker requested the thoughts of Director Lewis on the matter.

Public Works Director Lewis explained her belief regarding the matter as it related to bringing a utility system 'in-house', the upcoming rehabilitation of the system, the importance of not losing the institutional knowledge of Woodard & Curran staff, a future rates study and analysis, and the public's perception of bringing the services 'in-house'.

Town Manager Stewart reported that he had spoken with Director Lewis about her concerns and noted he shared her concern regarding public perception. He added that there was also another public perception regarding a lighter operation government, and pointed out that if the system was brought 'in-house' there would be more Town employees but at a savings.

Council Member Kosinski suggested waiting to make a decision on the utility system until after the results of the referendum regarding the new Town Hall as it related to office costs for utilities.

Discussion ensued regarding office space for the utility system; incorporating efficiencies into the government; cost savings for the residents, public perception, and the timing of other Town projects as they related to possibly bringing the water utility 'in-house'.

Mayor Kiker suggested staff to determine if the Town could negotiate a lower cost with Woodard & Curran.

Town Manager Stewart stated that staff could always negotiate with service providers, and recounted how hard Public Director Lewis negotiated with Woodard & Curran after the last RFP regarding services and costs.

Discussion ensued regarding utility personnel costs and savings as it related to 'in-house' versus a service provider; centralizing services; and 'light' government

Council Member Mandel discussed his views that supported bringing the utility services 'in-house'.

Discussion ensued regarding limiting the number of projects the Town conducted at one time.

Mayor Kiker suggested placing this topic on a prioritization list; having the Town Manager submit copies of the list to the Town Council; and placing the topic of a 'prioritization' list on a Work Session agenda.

Council Member Kosinski questioned the status of replacing the water system.

Town Manager Stewart reported he had given staff direction to prepare the Requests for Proposals for the Rate Study. He added that this week staff would be making a decision on a recommendation for the methodology of construction.

Mayor Kiker reminded the Town Manager about the right-of-way issues.

Public Works Director Lewis announced that she would be attending a meeting this coming Thursday with the County's Selection Committee to begin reviewing the RFQs for the initial planning and design for Estero Boulevard.

Council Member Kosinski questioned the stormwater issues and Lee County's involvement.

Public Works Director Lewis explained the Town would have to move ahead with the work in advance of the County's work, but the final design would incorporate the anticipated flows from Estero Boulevard so it could accommodate once the County work begins.

Council Member Kosinski stated he would like to present an idea for mid-island bridge at a future Work Session.

Council Member List agreed to place the item on Agenda Management.

Discussion was held regarding the "Delegation" Meeting where they discussed the flawed system used to determine State shared revenues; the Town's representation on the Tourist Development Council and the Town's dwindling share of funding from the TDC; the Town's representation on the Metropolitan Planning Organization; and obtaining assistance or input from other communities of a similar size as the Town of Fort Myers Beach.

Town Manager Stewart discussed a newspaper article concerning the Mosquito Control District which was a 'special' district; and County oversight of special districts.

Discussion ensued regarding whether or not to have the Town Manager to address the distribution of State collected funds to small communities at the meeting he was attending tomorrow; and it was consensus that the Town Manager should meet one-on-one with legislative representatives.

Discussion was held regarding the request to RSVP for "Meet the Fleet"; trolleys at Bowditch Point; and Vice Mayor Raymond asked the Mayor, as alternate, to attend the next MPO meeting

V. ADJOURNMENT

Meeting adjourned at 3:50 p.m.

Adopted _____ With/Without changes. Motion by _____

Vote: _____

Michelle D. Mayher, Town Clerk

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Fort Myers Beach Town Council
November 7, 2011